

Semi-detached stone 1 bedroom country cottage, with a barn and garden on one plot.



INFORMATION

Town:	Saint-Pardoux-les-Cards
Department:	Creuse
Bed:	1
Bath:	1
Floor:	36 m2
Plot Size:	800 m2

IN BRIEF

Great little lock up and leave or cheap property for those on a budget. Situated in a small quiet hamlet, with amazing walks and cycle routes right on your doorstep.

If you have whatsapp please ask for a couple of short vidoes.



ENERGY - DPE

DPE blank.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

I have on offer this super pretty cute, quirky little lock up and go cottage. , Boasting a large separate barn that the previous owner had plans drawn up that have now expired.

As you walk into the lounge/kitchen it has a warm and cosy feeling. The kitchen has been fitted recently and a wood burner easily heats the cottage. Here you will find stairs going up to the 1 bedroom and separate toilet, you will find it easy to install a shower. There is a view from the window overlooking the 1st garden entrance to the barn and off road parking. The larger garden is to the rear of the barn and accessed from the side of the barn.

The cottage is double glazed and would be ideal to live in whilst working on the barn.

The previous sellers had plans drawn up and passed and they started the work, however sadly never finished the project.

There is a little garden in-between the cottage and barn to set out table and chairs, at the rear of the barn is a good sized garden approx 700m² there are 2 wells in the garden.

There is a conforming fosse, electricity runs throughout the cottage, however the seller is using a generator to run this. The electric is close by and there has been a verbal quote of approx 1.600€ to install a counter.

Tax Foncier is approx 290€ per year..

Please do not hesitate to contact me for...

LOCAL TAXES

Taxe foncière: 295 EUR

Taxe habitation: EUR

NOTES